

MID-COLUMBIA HOUSINGAGENCY PLANS

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYearEnding6/30/2004

**PHA Plan
Agency Identification**

**Mid-Columbia Economic Development District
DBA Mid - Columbia Housing Agency**

PHA Number: OR025 -
PHA Fiscal Year Beginning: (07/01/2000)
Annual Update for (7/01/2003)

Public Access to Information

Mid-Columbia Housing Agency
Main Administrative Office
312 Court Street - Suite 419
The Dalles, Oregon 97058

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State thePHA'smissionfor servingtheneedsoflow -income,verylowincome,andextremelylow -incomefamiliesinthePHA'sjurisdiction. (selectoneofthechoicesbelow)

- ☒ ThemissionofthePHAforservingtheneedsoflowincome,verylow -income, andextremelylowincomeisthesameasthatoftheDepartmentofHousingand UrbanDevelopment:“ **Topromoteadequateandaffordablehousing, economicopportunityandasuitablelivingenvironmentfreefrom discrimination.”**
- ☐ ThePHA'smissionis:(statemissionhere)

B.Goals

ThegoalsandobjectiveslistedbelowarederivedfromHUD'sstrategicGoalsandObjectivesandthose emphasizedinrecentlegislation.PHAmayselectanyofthesegoalsandobjectivesastheirown,or identifyothergoalsand/objectives.WhetherselectingtheHUD -suggestedobjectivesortheirown, **PHASARESTRONGLYENCOURAGEDTOIDENTIFY QUANTIFIABLEMEASURESOF SUCCESSINREACHING THEIROBJECTIVESOVERTHECOURSEOFTHE 5YEARS .** (Quantifiablemeasureswouldincludetargetssuchas:numbersoffamilieservedorPHAScores achieved.)PHAsshouldidentifythesemeasuresinthespacestherighttoforbelowthestatedobjectives.

HUDStrategicGoal:Increasetheavailabilityofdecent,safe,andaffordable housing.

- ☒ PHAGoal:Expandthesupplyofassistedhousing
Objectives:
- ☒ Applyforadditionalrentalvouchers:
 - ☐ Reducepublichousingvacancies:
 - ☐ Leverageprivateorotherpublicfundstocreateadditionalhousing opportunities:
 - ☐ Acquireorbuildunitsordevelopments
 - ☒ Other –Supportthedevelopmentofotheraffordablehousingunitsinthe District.
- ☒ PHAGoal:Improvethethequalityofassistedhousing
Objectives:
- ☐ Improvepublichousingmanagement:(PHA Score)
 - ☒ Maintainorimprovehousingvouchermanagement:(SEMAPscore)

- ☒ Increase customers satisfaction:
- ☐ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- ☐ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

- ☒ PHA Goal: Increase assisted housing choices
Objectives:
 - ☒ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords
 - ☒ Increase voucher payment standards
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☒ Other:
 1. Provide homeownership counseling
 2. Determine feasibility of rent-to-own homeownership program utilizing housing vouchers – Implement if feasible.

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☐ PHA Goal: Provide an improved living environment
Objectives: **NOT APPLICABLE (No Public Housing)**
 - ☐ Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
 - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☐ Implement public housing security improvements:
 - ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☒ Other: Apply for Welfare to Work Housing Vouchers;

HUD Strategic Goal : Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability :
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2004
[24CFRPart903.7]

i. AnnualPlanType:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☒ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24CFRPart903.79(r)]

Mid-Columbia Housing Agency has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements. Mid-Columbia Housing Agency will utilize the Housing Voucher Program as the primary means to provide affordable housing free from discrimination to low income, very low income and extremely low income households throughout the district. We will actively work with community partners to improve economic opportunity for low income, very low income and extremely low income households to improve the livability of our community.

We have adopted the following goals for the next five years.

1. Expand the supply of assisted housing
2. Improve the quality of assisted housing
3. Increase housing choices
4. Promote self-sufficiency and asset development of assisted households
5. Ensure Equal Opportunity and affirmatively further fair housing objectives

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan.:

In summary, we are on course to improve the livability in the Mid-Columbia serviced district by providing opportunities for decent affordable housing to persons of lower income.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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Copies of any information not physically included with this document can be reviewed in the Main Office of the Mid-Columbia Housing Agency at 506 E. 2nd, The Dalles, Oregon 97058.

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments :

- ☐ Admissions Policy for Deconcentration
☐ FY2000 Capital Fund Program Annual Statement
☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☐ PHA Management Organizational Chart
☐ FY2000 Capital Fund Program 5 Year Action Plan
☐ Public Housing Drug Elimination Program (PHDEP) Plan
☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<input checked="" type="checkbox"/>	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<input checked="" type="checkbox"/>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
<input checked="" type="checkbox"/>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
<input checked="" type="checkbox"/>	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Public Housing Admissions and (Continued) Occupancy	Annual Plan : Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Selection, and Admissions Policies
<input checked="" type="checkbox"/>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with the deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan (Addendum)	Annual Plan: Grievance Procedures
	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or	Annual Plan: Demolition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	disposition of public housing	and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<input checked="" type="checkbox"/>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
<input checked="" type="checkbox"/>	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<input checked="" type="checkbox"/>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction – Hood River, Wasco, Sherman Counties – Oregon by Family Type
--

FamilyType	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Loca-tion
Income<=30% ofAMI	1564	5	3	3	2	4	2
Income>30% but<=50% of AMI	3558	5	3	3	2	3	2
Income>50% but<80% of AMI	2546	4	2	2	2	2	1
Elderly1&2 Person households	783	5	3	3	4	1	2
Familieswith Disabilities		5	5	5	5	2	2
Psychiatric	407						
Physical	214						
Developmental	107						
Alcohol/Drug Addiction	4837						

	Total/VLI	Afford.					
Black							
HoodRiver	10/0						
Wasco	60/42						
Sherman	0/0						
Hispanic**		5	5	5			
HoodRiver	719/368						
Wasco	298/149						
Sherman	12/6						
NativeAmerican							
HoodRiver	101/22						
Wasco	228/66						
Sherman	12/0						
Asian							
HoodRiver	124/10						
Wasco	49/0						
Sherman	0/0						
TOTAL POPULATION		% of Pop					
Hispanic(Allraces)	5953	13.65%					
Black	192	<1%					

AmericanIndian	1130	2.59%					
Asian/PacificIsl.	762	1.74%					
HousingNeedsofFamiliesintheJurisdiction – KlickitatandSkamaniaCountiesWashington byFamilyType							
FamilyType	Overall #Hshlds Owners& Renters	Afford- ability	S u p p l y	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI KlickitatCounty SkamaniaCounty	. 722 268	5	3	3		4	2
Income>30%but <=50%ofAMI Klickitat Skamania	912 380	5	3	3		3	2
Income>50%but <80%ofAM I Klickitat Skamania	1097 488	4	2	2		2	1
Elderly1&2 Person households 0-50% MFI Klickitat Skamania	664 294	5	3	3	4		
Familieswith Disabilities Psychiatric Physical Developmental Alcohol/Drug Addiction		5	5	5	5	2	2
VLI#Hshlds.< =50%AMI Hispanic(Allraces) Klickitat Skamania	91 13						
Black Klickitat Skamania	0 0						

AmericanIndian Klickitat Skamania	11 18						
Asian/PacificIsl. Klickitat Skamania	7 0						
Klickitat&SkamaniaCounties							
Minority TotalPopulation	Overall	%of Population	S u p p l y	Quality	Access- ibility	Size	Loca- tion
Hispanic	1757	6.07%					
Black	54	<1%					
AmericanIndian	919	3.17%					
Asian	294	1.01%					

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.) at

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year 2001
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy
("CHAS") 1993 -94
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needsof FamiliesonthePubli cHousingandSection8 Tenant-BasedAssistanceWaitingLists

State the housing needsof the families on the PHA's waiting list/s .Complete one table for each type
of PHA -wide waiting list administered by the PHA. PHA may provide separate tables for site-
based or sub -jurisdictional public housing waiting lists at their option.

Housing Needsof FamiliesontheWaitingList			
Waiting list type:(select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	689		395
Extremely low income <= 30% AMI	458	66%	
Very low income (> 30% but <= 50% AMI)	189	27%	
Low income (> 50% but < 80% AMI)	42	6%	
Families with children	4526	66%	
Elderly families	173	25%	
Families with Disabilities	226	33%	
Race/ethnicity Black	11	2%	
Race/ethnicity American Indian	42	6%	
Race/ethnicity Asian	12	2%	
Race/ethnicity Hispanic	61	9%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? NA Does the PHA expect to re-open the list in the PHA plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program

- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list below)
Maintain or increase Section 8 leaseup rates by providing factual data in file to prospective owners and screening for drug and criminal activity as required.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based
- ☒ Other: (list below) Support the development of affordable housing to meet special housing needs of very low income households in the district by community-based nonprofit and for-profit organizations.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☐ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are reworking
- ☐ Adopt rent policies to support and encourage work
- 1. Other: Employ admissions preferences aimed at families who are reworking or making progress on obtaining employment for Special Set Aside Welfare to Work Housing Vouchers

Need: Specific Family Types: The Elderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- ☐ Seekdesignationofpublichousingfortheelderly
- ☒ Applyforspecial -purposevoucherstargetedtotheelderly,should theybecome available
 - ☒ Other:Localpreferenceforelderly/disabledovernon -elderly/disabledwhoqualifyforthe zero-bedroomorone -bedroomunits .
 - ☒ **Elderly** – Ten(10)elderlyhouseholdsperyearwhorequiresupportserviceswithdaily livingactivitie sinordertoliveindependently,(i.e.,housekeeping,mealservice,medication management,etc) willbe given local preference for admission to the Section 8 program, provided they are receiving such support services. Enrollment/participation in a suppor t service program must be documented with a letter from an appropriate service agency, or otherapplicable source.

Need:SpecificFamilyTypes:FamilieswithDisabilities**Strategy1: TargetavailableassistancetoFamilieswithDisabilities:**

Selectallthatapply

- ☐ Seekdesignationofpublichousingforfamilieswithdisabilities
- ☐ Carryoutthomodificationsneededinpublichousingbasedonthesection504
- ☒ Applyforspecial -purposevoucherstargetedtofamilie swithdisabilities, shouldtheybecomeavailable
- ☒ Affirmativelymarkettolocalnon -profitagenciesthatassistfamilieswith disabilities
- ☒ Other:(listbelow)Supportthedevelopmentofspecialneedshousingfor extremelylowincomepersonswithdisabi litiesbyothercommunitybased organizations.
- ☒ Localpreferenceforelderly/disabledpersonsovernon -elderly/disabledpersons whoqualifyforzerobedroomorone -bedroomunits.

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs**Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:**

Selectifapplicable

- ☒ AffirmativelymarkettoHispanicandNativeAmericansshowntohave disproportionatehousingneeds
- ☐ Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Select all that apply

- ☒ Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty/minority concentrations
- ☐ Other: Information and education to owners

Other Housing Needs & Strategies: (list needs and strategies below)

1. Assist participants who have difficulty obtaining/retaining decent housing due to bad credit or rental history, inability to comply with lease terms. Encourage participation in "Renter Education" classes.

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
1. FederalGrants(FY2000grants)		
a) PublicHousingOperatingFund		
b) PublicHousingCapitalFund		
c) HOPEVIR revitalization		
d) HOPEVIDemolition		
e) AnnualContributionsforSection 8Tenant -BasedAssistance	\$3.1M	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)		
g) ResidentOpportunityandSelf - SufficiencyGrants	\$30,000.	
h) CommunityDevelopmentBlock Grant		
i) HOME	\$300,000 WashingtonCTED OregonHCS	TenantBased Assistance –to householdswhoare homelessoratriskof homelessness
OtherFederalGrants(listbelow)		
2.PriorYearFederalGrants (unobligatedfundsonly)(list below)		
3.PublicHousingDwellingRental Income		
4.Otherincome (listbelow)		
4.Non -federalsources (listbelow)		
Totalresources	\$3.6M	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☐ Criminal or Drug-related activity
- ☐ Rental history
- ☐ Housekeeping
- ☐ Other (describe)

c. ☐ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source) or -

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☐ Two
- ☐ Three or More

b. ☐ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☐ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☐ Emergencies
☐ Overhoused
☐ Underhoused
☐ Medical justification
☐ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

1. ☐ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs

- ☐ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- ☐ Householdsthatcontributetomeetingincomerequirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- ☐ Victimsofreprisalsorhatecrimes
- ☐ Otherpreference(s)(listbelow)

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”in thespace thatrepresentsyourfirstpriority,a“2”intheboxrepresentingyoursecond priority,andsoon.Ifyougiveequalweighttooneormoreofthesechoices(either throughanabsolutehierarchyorthroughapointsystem),placethesamenumbernext toeach.Thatmeansyoucanuse“1”morethanonce,“2”morethanonce,etc.

DateandTime

FormerFederalpreferences:

- ☐ InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing
- ☐ Owner,Inaccessibility,PropertyDisposition)
- ☐ Victimsofdomesticviolence
- ☐ Substandardhousing
- ☐ Homelessness
- ☐ Highrentburden

Otherpreferences(selectallthatapply)

- ☐ Workingfamiliesandthoseunabletoworkbecauseofageordisability
- ☐ Veteransandveterans'families
- ☐ Residentswholiveand/orworkinthejurisdiction
- ☐ Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- ☐ Householdsthatcontributetomeetingincomegoals(broadrangeof incomes)
- ☐ Householdsthatcontributetomeetingincomerequirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- ☐ Victimsofreprisalsorhatecrimes
- ☐ Otherpreference(s)(listbelow)

4.Relationshipofpreferencetoincome targeting requirements:

- ☐ ThePHAappliespreferenceswithinincometiers
- ☐ Notapplicable:thepoolofapplicantfamiliesensures thatthePHAwillmeet incometargeting requirements

(5)Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☐ The PHA - resident lease
- ☐ The PHA's Admissions and (Continued) Occupancy policy
- ☐ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☐ Anytime family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) development(s) to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site -based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and development(s) targeted below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal and drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)

- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☒ Criminal or drug -related activity
 - ☒ Other Upon written request, Mid -Columbia Housing Agency will provide any factual information or third party written information they have relevant to a voucher holder's history of, or ability to, comply with material standard lease terms, including claims for damage, or any history of drug trafficking.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)
- ☒ None
 - ☐ Federal public housing
 - ☐ Federal moderate rehabilitation
 - ☐ Federal project -based certificate program
 - ☐ Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)
- ☒ PHA main administrative office
 - ☒ Other - Applications are available at " One Stop Centers " throughout the District

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

- Family must demonstrate that they have made an active search for housing.
- Medical reasons or other emergency situations

(4) Admissions Preferences

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s).

Also refer to Administrative Plan Section 5.2

Preferences

The Mid-Columbia Housing Agency will select families based on the following preferences.

a. Elderly, and Disabled or Displaced singles receive priority over other applicants who are eligible for the same size unit.

b. Welfare to Work Vouchers. Those families who qualify for Welfare to Work Vouchers will be given preference for these special set-aside vouchers.

c. Mental Health Preference. Fifteen (15) households who meet the definition of "mentally or emotionally disabled" or those who have **completed treatment for alcohol or drug addiction** will be given preference for Section 8 assistance, provided they are receiving comprehensive mental health services designed to improve his/her situation and to increase self-sufficiency. Participation in such a comprehensive mental health program must be documented with a letter from the local mental health department.

d. Survivor of Domestic Violence – Twelve (12) households per year or approximately one household per month who is verified to be displaced by domestic violence.

e. Elderly – Ten (10) elderly households per year who require support services with daily living activities in order to live independently, (i.e., housekeeping, meal service, medication management, etc) will be given local preference for admission to the Section 8 program, provided they are receiving such support services. Enrollment/participation in a support service program must be documented with a letter from an appropriate service agency, or other applicable source.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

[2] Date and Time

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- [1] Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- [1] Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisal or hate crimes
- [1] Other preference(s) All preferences have equal weight

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☒ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☒ The PHA applies preferences within income tiers
☐ Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 programs to the public?

- ☒ Through published public notices and public service announcements
☒ Other. -Communication with community partners)

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☐ \$26-\$50

2. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
☐ For increases in earned income

- ☐ Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non -reimbursed medical expenses of non -disabled or non -elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high -rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Anytime the family experiences an income increase
- ☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- ☐ Other (list below)

g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☒ 100% of FMR Wasco, Sherman

- ☒ Above 100% but at or below 110% of FMR –Hood River City, Klickitat and Skamania Counties, 1 & 2 bedroom units in Wasco County
- ☒ Above 110% of FMR (if HUD approved; describe circumstances below) -to provide equal access to housing that can accommodate persons with disabilities,

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or sub-market
- ☐ Other (list below)

c. If the payment standard is higher than an FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☒ Other (list below) Size and quality of units rented compared to rent level

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☒ \$0
- ☐ \$1-\$25

☐ \$26-\$50

b. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☒ A brief description of the management structure and organization of the PHA follows:
The Mid -Columbia Housing Agency is a sub -division of the Mid -Columbia Economic Development District. Housing Agency programs are governed by the Mid -Columbia Economic Development District Board of Directors - Housing Committee, consisting of six members. One position on the committee is reserved for a representative that is appointed by each County. This representative has typically been an elected County Commissioner from each of the five Counties in the serviced district, i.e., Hood River, Wasco and Sherman Counties in Oregon and Klickitat and Skamania Counties in Washington. In addition, a resident commissioner is appointed for a one year term at each annual meeting of the Board of Directors. The Director for Mid -Columbia Housing Agency has responsibility for day -to-day operations and reports to the Housing Committee.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning (7/1/03)	Expected Turnover
Public Housing		
Section 8 Vouchers	772	180
Section 8 Certificates		
Section 8 Mod Rehab		

Special Purpose Section 8 Certificates / Vouchers (list individually)	50 Welfare to Work	5
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		
Shelter + Care	10	1
Home TBA	80	40

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (Administrative Plan)

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub - component 6A.

A. Public Housing

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☐ PHA main administrative office

- ☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

- 1 ☐ Yes ☒ No: Has the PHA established informal review procedures for applicant to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982 **? We have met the requirements.**

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☐ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 - Year Action Plan

Agencies are encouraged to include a 5 - Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

- a. ☐ Yes ☐ No: Is the PHA providing an optional 5 - Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

- ☐ The Capital Fund Program 5 - Year Action Plan is provided as an attachment to the PHA Plan as Attachment (state name

-or-

- ☐ The Capital Fund Program 5 - Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved

☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☐ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date application approved, submitted, or planned for submission:	(DD/MM/YY)
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>

3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)
2. Activity Description
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway	
<input type="checkbox"/> Assessment results submitted to HUD	
<input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next)	

question) <input type="checkbox"/> Other(explainbelow)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConversionPlanrequired?(Ifyes,gotoblock4;i fno,goto block5.)
4.StatusofConversionPlan(selectthestatementthatbestdescribesthecurrent status) <input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPlansubmittedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway
5.Descriptionofhowrequirements ofSection202arebeingsatisfiedbymeansother thanconversion(selectone) <input type="checkbox"/> Unitsaddressedinapendingorapproveddemolitionapplication(date submittedorapproved: <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIDemolitionapplication (datesubmittedorapproved:) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIREvitalizationPlan (datesubmittedorapproved:) <input type="checkbox"/> Requirementsnolongerapplicable:vacancyratesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowhaslessthan300units <input type="checkbox"/> Other:(describebelow)

B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof 1937

C.ReservedforConversionspursuanttoSection33 oftheU.S.HousingActof 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. ☐ Yes ☐ No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved

HOPE I program(42U.S.C.1437aaa)orhas thePHA appliedor
 plantoapply toadministeranyhomeownershipprogramsunder
 section5(h),theHOPEIprogram,orsection32oftheU.S.
 HousingActof1937(42U.S.C.1437z -4).(If“No”,skipto
 component11B;if“yes”,completeoneactivitydescriptionfor
 eachapplicableprogram /plan,unlesseligible tocompletea
 streamlinedsubmissiondueto **smallPHA** or **highperforming**
PHAstatus.PHA completingstreamlinedsubmissionsmay
 skiptocomponent11B.)

2. Activity Description

☐ Yes ☐ No: Has thePHA providedallrequiredactivitydescription
 informationforthiscomponentinthe **optional**PublicHousing
 AssetManagementTable?(If“yes”,skipto component12.If
 “No”,completetheActivityDescriptiontablebelow.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does thePHA plantoadminister aSection8 Homeownership
 program pursuanttoSection8(y)oftheU.S.H.A.of1937,as
 implementedby24CFRpart982?(If“No”,skipto component
 12;if“yes”,describeeachprogramusingthetablebelow(copy

and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip this component 12.)

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
- ☐ 26- 50 participants
- ☐ 51 to 100 participants
- ☐ more than 100 participants

b. PHA - established eligibility criteria

☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 3/31/99

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

☒ Client referrals

- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and program to eligible families
- ☐ Jointly administer programs
- ☒ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admission policies
- ☐ Section 8 admission policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

ProgramName&Description (includinglocation,if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (developmentoffice/ PHAmainoffice/ otherprovidername)	Eligibility (publichousingor section8 participantsor both)
<i>WelfaretoWork</i>	<i>50</i>			<i>Section8</i>

(2)FamilySelfSufficiencyprogram/s

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFY2001Estimate)	ActualNumberofParticipants (Asof:DD/M M/YY)
PublicHousing		
Section8	18	286/30/00

- b. ☒ Yes ☐ No: ThePHAisexceedingtheprogramsize requiredbyHUD.If thePHAisnotmaintainingtheminimumprogramsize required byHUD,doesthemostrecentFSSActionPlan address the stepsthePHAplanstotaketoachieveatleasttheminimum programsize?
Ifno,liststepsthePHAwilltakebelow:

C.WelfareBenefitReductions

- 1.ThePHAiscomplyingwiththestatutoryrequirements ofsection12(d)oftheU.S. HousingActof1937(relatingtothetreatmentofincomechangesresultingfrom welfareprogramrequirements)by:(selectallthatapply)

Adopting appropriatechangestothePHA'spublichousingrentdetermination policiesandtrainstafftocarryoutthosepolicies

- ☒ Informingresidents ofnewpolicyonadmissionandreexamination
☐ Activelynotifyingresidents ofnewpolicyattimesinadditiontoadmissionand reexamination.

- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirements pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- ☐ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower -level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime-and/or drug -prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at -risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action
- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☐ Police regularly meet with the PHA management and residents
- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certification of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- ☐ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)

3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- ☐ Attached as Attachment (Filename)
- ☒ Provided below: See Minutes at the end of this document

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☒ The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Informal Review and Grievance Procedure - Increased Time Period in which a participant has a right to request a hearing from 10 working days to 15 working days or 3 weeks;
 - Continued preference for elderly and disabled singles over others who qualify for the same size unit.
 - Will request HUD approval to utilize state wide median income limits.
 - Failing HUD approval for use of state wide median income limits, will request a waiver from 75% to 50% targeting to ELI

☒ Other: (list below) Changed portions of four procedures and administrative plan and internal procedures:

1. Will implement suggestions for making HUD worksheets and an opportunity to review and discuss income calculations available to all participants.

2. Will implement suggestions regarding affirmative marketing to populations with disproportionate housing needs;
3. Will maintain data on households issued vouchers and "turnbacks"
4. Will implement suggestions regarding means to encourage greater resident participation and keep the members of the RAB informed about procedures, policies and what occurs at the RAB meetings, even those who cannot attend.

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1.ConsolidatedPlanjurisdiction:(OregonState/WashingtonState.)

2. ThePHAhas takenthefollowingstepstoensureconsistencyofthisPHAPlanwith theConsolidatedPlanforthejurisdiction:(selectallthatapply)

- ☒ ThePHAhasbaseditsstatementofneedsoffamiliesinthejurisdictiononthe needsexpressedinthe ConsolidatedPlan/s.
- ☒ ThePHAhasparticipatedinanyconsultationprocessorganizedandofferedby theConsolidatedPlanagencyinthedevelopmentoftheConsolidatedPlan.
- ☒ ThePHAhasconsultedwiththeConsolidatedPlanagencyduringthe developmentofthisPHAPlan.
- ☒ ActivitiestobeundertakenbythePHAinthecomingyearareconsistentwith theinitiativescontainedintheConsolidatedPlan.(listbelow)

☐ Other:(listbelow)

☒ 4.TheConsolidatedPlanofthejurisdiction supports thePHAPlanwiththe followingactionsandcommitments:Signedcertificateofconsistencywith PHAplan.

D.OtherInformationRequiredbyHUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

**MID-COLUMBIA HOUSING AGENCY
PUBLIC HEARING
MONDAY, APRIL 4, 2003
COLUMBIA GORGE COLLEGE ADMINISTRATION BUILDING –
Small Board Room - 1st Floor**

CALL TO ORDER

The public hearing to accept public comments on the Mid-Columbia Housing Agency Plan was officially opened at 10:30 a.m.

COMMENTS

Ruby Mason stated that comments were received from Legal Aid. (copy of comments are attached and made part of the MCHA plan.).

PUBLIC COMMENTS

No additional public comments were heard..

ADJOURNMENT

There being no further comments the Public Hearing was adjourned at 9:30 a.m.

Respectfully Submitted

Bobbie Wojtecki, Recording Secretary

**MID-COLUMBIA HOUSING AGENCY
RESIDENT ADVISORY BOARD MEETING
WEDNESDAY, JANUARY 17, 2003
MID COLUMBIA HOUSING OFFICE
506 E. 2nd
The Dalles, Oregon 97058**

**ATTENDANCE MCHA
RESIDENT ADVISORY BOARD
MEMBERS
ATTENDANCE MCHA STAFF**

*Lester Troeh (Hood River County) : Ward Miller (Skamania County):
Karen Block (Wasco County Disabled)*

*Ruby Mason (MCHA Director): Bobbie Wojtecki (MCHA Recording
Secretary):*

ATTENDANCE/GUESTS

Marian Parsons (RARE)

CALL TO ORDER

The meeting was called to order at 11:04 A.M.

INTRODUCTIONS

Those in attendance introduced themselves.

Ruby Mason welcomed everyone and stated she appreciated everyone taking time out of their schedule to come. Since Ward Miller was new to the board Ruby Mason explained what the Resident Advisory Board was all about and why it was important to get their feedback and input in developing our plan on how we are operating.

Ruby Mason stated that every year HUD requires us to have a community meeting to get input and feedback on our plan to operate the Housing Programs at the Mid-Columbia Housing Agency during the upcoming year. MCHA is required to involve low-income residents or participants in the Section 8 Program in the planning process. MCHA has established a 5-year Plan that provides a mission statement and long term goals. Each year we review actions needed to accomplish agency goals.

We will be putting an advertisement in the paper at the end of this month. It will basically say that we've completed our plan for the year and give people an opportunity to comment from the public.

Ruby Mason advised the Resident Advisory Board that they could give us comments today or any time during the comment period. Following the public hearing there would still be time to incorporate their ideas.

Ruby Mason stated that we are tentatively scheduling the public hearing for Friday April 4, 2003 at the Columbia Gorge Community College Board Room. The Resident Advisory Board Members are invited and encouraged to attend and participate.

Ruby Mason explained to the board that our office will be moving its location to 312 Court Street. MCHA has a contract to provide resident services. Marian Parsons, our Resource Assistance in Rural Environment (RARE) volunteer, will be the lead staff person in this endeavor.

Karen Block asked about the rents and who could live there. Ruby Mason explained that they are open to households who are considered lower income. The rents are set such that people who make between 50% -60% of median family income can afford them. Rent includes water heating, heat and air conditioning.

OVERVIEW PLANNING REQUIREMENTS

Ruby Mason explained that according to our latest Program Utilization Report we have close to 700 families on the waiting list. We have 66 families in Skamania County, 180 in Klickitat County, 18 in Sherman County and 299 in Wasco County. Karen Block asked if this was due to the economy and Ruby Mason stated that we didn't receive any new resources for housing this year. Once we get full we've used all the Vouchers that are available then we can't give anyone else a Voucher until someone drops off. The rate of drop off and turnover is about 17 per month and the number of applications per month is more than 17 so therefore the waiting list keeps growing.

Ruby Mason stated that MCHA received a grant for \$250,000 for the HOME Tenant Based Rental Assistance Program. The HOME TBRA allows us to help about 50 households. We have the word out to all of our partners on the Washington side so if anyone is homeless and they live in Washington they can get immediate assistance. Oregon is reducing services because of shortfall in the State Budget. People on General Assistance which are usually people who are disabled who haven't been able to get their SSI yet have been cut off totally. Senior Services called to say that some people who are in Adult Foster Care are losing their help also. Legal Services wrote and asked MCHA to consider moving up there - exams for these folks. We will be doing re-exams for the people where services are being cut and we will be looking through the waiting list to adjust this income.

Ruby Mason stated that she is personally advocating for funding for SSI/Medic-Aid. Ward Miller offered to help. Ruby Mason stated yes and that she would keep him advised.

Ruby Mason reported, that one of four goals that were established in our 5 -year Plan was to expand the supply of assisted housing. We also try to support the development of affordable housing by other non-profits. We have an affiliated non-profit that works with us, Columbia Cascade Housing Corp. (CCHC). Columbia Cascade Housing is working on a project in North Bonneville, for people 55 and over.. It will probably be awhile because it takes time to get through the funding applications. Right now we have the preliminary plan and will be going in for funding through the state of Washington this Spring.

Ruby Mason stated that in The Dalles we are working on a project for youth that are aging out of foster care, home care and other local homeless youths. We're looking at the possibility of buying an old motel to renovate so these younger individuals can have a place of their own and stabilize living situation while they work on survival skills, life skills and work on a savings account so they can pay first and last month's rent. There will be a non-profit site manager and the Next

Door Inc. will be providing case management. Ward Miller suggested having YMCA and YWCA involved because they are already established. There is no YMCA/YWCA in the area. Ruby Mason also stated that there is a plan to have a community center there.

Ruby Mason stated that Mid-Columbia Housing Authority will be developing a Senior housing community in Sherman County. Another project in the works is a Farm Worker housing development in Roosevelt, Washington. Rural Development had concerns about the site & availability of essential services. CCH is looking at other funding opportunities. k of services in Roosevelt. To be eligible for The sites have been donated and currently there are two houses there. We have a family scheduled to move into the unit Mid-Columbia Housing Agency owns. We couldn't find anyone qualified for the home ownership program so they will be renting with an option to purchase. The owner of the other house, which is TLC, would like to sell if we find a qualified homeowner.

HOUSING PROGRAMS

Karen Block asked if there is a home ownership program for person's who have met with unfortunate circumstances? Ruby Mason explained that part of what we are trying to do is work with the people in the rent to own program over a period of five years. We will be looking at helping them find ways to improve their credit rating, link them with job programs that can help them build their career, increase their capacity to pay a mortgage and at the same time have them save a down payment.

Ruby Mason explained that the rent to own program is just regular Section 8 renters that we are working with to try and get them ready for home ownership. There is mortgage and down-payment assistance available through RD.

In Section 8 rental situations, Ruby Mason stated that staff at MCHA try to advocate on the tenant's behalf if we can. If the owner understands and will take into consideration the fact that a family has a Voucher the "bad credit" shouldn't be an issue because it doesn't impact the ability to pay rent with assistance through the Voucher.

CONTINUING HOUSING NEEDS

Local preferences allow MCHA to help special populations. Currently a preference is given to elderly and disabled households (one or two person) over non-elderly households. 12 Vouchers are set aside for victims of Domestic Violence. MCHA is proposing that a new set aside be established in the upcoming year for 10 Vouchers for elderly who need comprehensive support services in order to live independently.

LUNCH

Lunch was brought in at 11:55.

RESIDENT COMMISSIONER

Ruby Mason stated that we needed to appoint Resident Commissioners one from Oregon and one from Washington. The main duty, of a Resident Commissioner, is to be able to attend the meetings every month or whenever they are held, and participate. The consensus of the RAB was to designate Lester Troe to serve on

behalf of Oregon and Ward Miller to serve on behalf of Washington.

OTHER

Karen Block indicated that she had some concerns about being a representative of a certain minority and not having any contact or any type of input from any other disabled persons, single parents or families with children to find out if their needs are the same as hers. In order to find out what the needs are that these people have Karen Block suggested that we send out a survey. Ruby Mason stated that if she wanted to help develop a survey we would be happy to send it out. Ruby Mason stated that last year we addressed the issue of domestic violence by giving priority on the waiting list by targeting 12 Vouchers to women who had a domestic violence situation. Ruby Mason stated that HUD asks periodically by randomly selecting people that are on our program if they are satisfied with where they are living, are there any concerns about their housing unit, any concerns about dealing with the housing authority etc. This is done as a kind of monitoring of our program to make sure we are doing what we are supposed to be doing. ng

In answer to Karen Block's question Ruby Mason stated that we do a review of all the utility rates in our area on an annual basis. If the rate increases by a percentage determined by HUD then we have to change the utility schedules.

Ruby Mason stated that the residents would receive a mileage check for attending today's meeting. As well as one when they attend the Public Hearing or Regular MCHA board meetings.

In answer to Karen Block's question Ruby Mason stated that at the 1 - year Plan needed to be in by April 15, 2003 after the Public Hearing. The only change we are proposing is local preference for elderly with special needs.

Ruby Mason stated that MCHA received the official waiver from HUD for the income targeting requirements. The waiver allows MCHA to target 70% of new admissions to extremely low income individuals and households.

ADJOURNMENT

There being no further business the meeting was adjourned at 1:50 p.m. by Ruby Mason, Director

Respectfully Submitted,

Bobbie Wojtecki
Recording Secretary

Community Wide Needs Assessment – January 2001:

Client Populations that have unmet housing needs in Hood River/Wasco/Sherman Counties were identified as follows:

Families, Individuals, Low Income Households

Households with A&D issues
Households with MH issues
TANF/Food Stamp Consumers
Households with criminal history
Households with severe disabilities
Elderly households
Non-elderly single working poor
Farmworkers

Identification of Needs for Housing & Related Services

Needs differ somewhat in Hood River and Wasco Counties. The availability of affordable housing continues to be the most pressing need for lower income households. Poor quality housing in The Dalles and Wasco County is prevalent. Continuing housing needs identified include:

1. Lack of good *quality* housing. Families are living in substandard conditions, including overcrowded conditions.
2. Affordability of existing rentals still a problem for low income clients, including working poor and clients who have made significant effort to reduce their dependency on TANF and other federal and state aid programs.
3. Availability – Often, owners do not want to accept low income households who receive HUD subsidy.
4. Tenants don't meet landlord screening criteria, i.e., don't have rental references, credit history.
5. Clients lack life skills to retain housing after they get it. They need budgeting classes and training on how to take care of a rental and comply with rental agreement.
6. Insufficient housing that is affordable for single adults – younger folks and those that are not 55 and over.
7. Insufficient transitional housing with supportive services and insufficient permanent affordable housing
8. Need for site specific supportive housing and crisis respite facility
9. Lack of drug and alcohol free that is safe for recovering individuals;
10. Lack of affordable homeownership
11. ADA Accessible Housing for those with extreme disabilities that need 24 hr. management
12. Foster homes for children and adults with developmental disabilities
13. Eviction and Homeless Prevention – Mortgage Assistance. Way to enable those who have lost their jobs at the Aluminum plant and Hanell Lumber mill to keep their housing.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non - CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidate d Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment - Nonexpendable	
12	1470 Non dwelling Structures	
13	1475 Non dwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 -19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

AnnualStatement
CapitalFundProgram(CFP)PartII :SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule

Development Number/Name HA-WideActivities	AllFundsObligat ed (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

OptionalTablefor5 -YearActionPlanforCapitalFund(Component7)

Completeonetableforeachdevelopmentinwhichworkisplannedinthenext5PHAfiscalyears.CompleteatableforanyPHA-widephysicalormanagementimprovements plannedinthenext5PHAfiscalyear.Copythistableasmanytimesasnecessary.Note:PHAsneednotincludenformationfromYearOneofthe5 -Yearcycle,becausethis informationisincludedintheCapitalFundProgramAnnualStatement.

Optional5 -YearActionPlanTables				
Development Number	DevelopmentName (orindicatePHAwide)	Number Vacant Units	%Vacancies inD evelopment	
DescriptionofNeededPhysicalImprovementsorManagement Improvements			Estimated Cost	PlannedStartDate (HAFiscalYear)
Totalestimatedcostovernext5years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition/disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>